135.0	0001	0016.1	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,213,500 /	1,213,500
					USE VALUE:	1,213,500 /	1,213,500
					ASSESSED:	1,213,500 /	1,213,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		BELLEVUE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUSSELL BARRY W & DOUGLAS R
Owner 2:	
Owner 3:	
Street 1:	34 BELLEVUE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	O SULLIVAN ROBERT J -
Owner 2:	KETTLEWELL JOHN D -
Street 1:	11 WOODLAWN AVE
Twn/City:	NEEDHAM
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,442 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Clapboard Exterior and 2200 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9442.000	650,900		562,600	1,213,500
Total Card	0.217	650,900		562,600	1,213,500
Total Parcel	0.217	650,900		562,600	1,213,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 551.59 | /Parcel: 551.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 311819

GIS Ref

GIS Ref

Insp Date 05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 135.0-0001-0016.1

!15688!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	650,600	0	9,442.	562,600	1,213,200	1,213,200	Year End Roll	12/18/2019
2019	101	FV	495,700	0	9,442.	527,400	1,023,100	1,023,100	Year End Roll	1/3/2019
2018	101	FV	495,700	0	9,442.	436,000	931,700	931,700	Year End Roll	12/20/2017
2017	101	FV	495,700	0	9,442.	400,900	896,600	896,600	Year End Roll	1/3/2017
2016	101	FV	495,700	0	9,442.	365,700	861,400	861,400	Year End	1/4/2016
2015	101	FV	486,300	0	9,442.	358,700	845,000	845,000	Year End Roll	12/11/2014
2014	101	FV	486,300	0	9,442.	333,300	819,600	819,600	Year End Roll	12/16/2013
2013	101	FV	486,300	0	9,442.	317,200	803,500	803,500		12/13/2012

PRINT

Date	Time
12/11/20	05:22:35

LAST REV

Date	Time
06/14/18	12:03:59

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15688

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O SULLIVAN ROBE	55104-335		8/2/2010		860,000	No	No		
TENNANT EILEEN	52041-447		1/2/2009	Portion-Asst	675,000	No	No		

USER DEFINED

Prior Id # 1:	86775
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2009	1144	Add Att	14,000	C		G	GROWTH	FINISH PART ATTICK
8/28/2009	794	New Buil	300,000	C		G	GROWTH	BUILD NEW SF COLON

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	TTL REFUSAL	HS	Hanne S
2/16/2010	Whole Card	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9442		Sq. Ft.	Site		0	80.	0.74	9									562,607						562,600	

Total AC/HA: 0.21676 | Total SF/SM: 9442 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 562,607 | Spl Credit | Total: 562,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05618954
Const Adj.:	1.04989493
Adj $ / SQ:	138.611
Other Features:	145772
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	656858
Depreciation:	5912
Depreciated Total:	650947

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: | # Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: | BRs: | Baths: 3 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

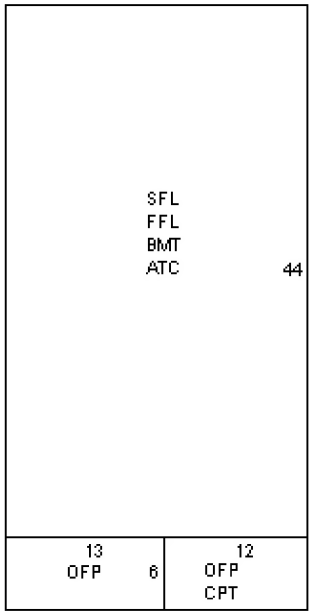
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	167.72
Special Features:	0	Val/Su Net:	166.60
Final Total:	650900	Val/Su SzAd	251.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	41.580	45,742
FFL	First Floor	1,100	138.610	152,472
SFL	Second Floor	1,100	138.610	152,472
ATC	Attic	385	105.340	40,558
OFP	Open Porch	150	28.870	4,331
CPT	Carport	72	21.000	1,512

Net Sketched Area: 3,907 | Total: 397,087

Size Ad 2585 | Gross Are 4622 | FinArea 2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	60	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0001-0016.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: